

DR 80-9 - K.G. & E. request a
Special Permit for an Electrical
Substation (Springdale). Generally
located on the south side of
Kellogg, 1/2 mile east of 143rd
Street East.

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved sub to 5-22-80
Conditions

~~B.C.C./B. CO. C.~~ Approved & 6-15-80
Revised

POSTED
5-7-80
[Signature]

DR 80-9 - K.G. & E. request a
Special Permit for an Electrical
Substation (Springdale), Generally
located on the south side of
Kellogg, 1/2 mile east of 143rd
Street East.

(Book 3;G-14-D)
 Map No. 6446
 Sec. 25
 Twp. 27S
 Range 2E

DATA SHEET

DR - 80-9

Filed 5-6-80

APPLICATION REQUEST: Special Permit for an Electrical Substation (Springdale)

APPLICATION DATA:

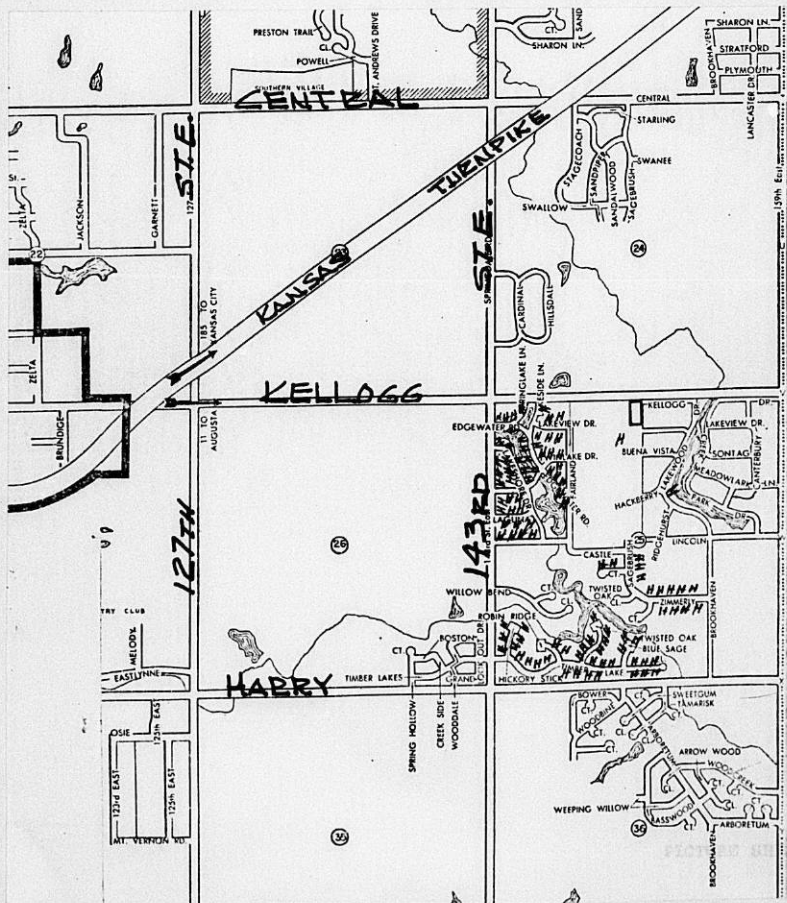
1. Applicant: Kansas Gas and Electric Company
 Address 201 North Market, 67202 Phone 264-1111
2. Agent: _____
 Address _____ Phone _____
3. General Location: on the south side of Kellogg, 1/2 mile east of 143rd
Street East. Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 1.0 (130 ft. by 365 ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
3. Land Use: East UNDEVELOPED South SINGLE FAM
 West UNDEVELOPED North 15-54 HI-WAY
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



June 18, 1980

Syd Werbin, County Director
Building, Planning and Codes
1248 South Seneca
Wichita, Kansas 67213

Re: DR 80-9 - Special Permit for a
K.G.&E. Electrical Substation
(Springdale) - on the south side
of Kellogg, 1/2 mile east of
143rd Street East.

Dear Mr. Werbin:

The Board of County Commission at the regular meeting of June 18, 1980, considered the above captioned request for an electrical substation. Their action was to approve the request subject to the following conditions:

- a. Recording of the associated plat of Springdale East 2nd Addition within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed.
- b. A minimum 8-foot solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south and west, said wall on the north being placed not closer than 35 feet from the north property line. A 6-foot high chain link fence with one foot of stranded barb wire, being constructed on the east property line to within 35 feet of the north property line.
- c. The front 35-foot setback area shall be planted and maintained with trees, grass and shrubs.
- d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

Page Two
Syd Werbin
June 18, 1980

- e. The existing hedgerow along the east property line shall be retained and maintained in such a manner as to not constitute a traffic hazard.

If you have any questions concerning this application, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GLS:el

cc: Tim Richards, Assistant Manager, K.G.&E. Company
P.O. Box 208, Wichita, Kansas 67201

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 80-9

CONSIDERED BY MAPC: 5-22-80

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Kansas Gas & Electric Substation."

GENERAL LOCATION: South side of Kellogg 1/2 mile east of 143rd Street East.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
May 22, 1980)

APPLICANT: Kansas Gas & Electric Company, 201 N. Market.

AGENT FOR APPLICANT: Tim Richards, Assistant Manager, KG&E Company.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing, North, East, South and West, Undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this special permit request be approved subject to conditions as shown in excerpt from Planning Commission minutes of May 22, 1980. Bayouth moved, Gardner seconded and it carried unanimously. Hennessy and Jones were absent. One vacancy.

ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval;
or

2. Take such action as the County Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 22, 1980

17. Case No. DR 80-9 - Kansas Gas & Electric Company requests a special permit on a tract of land in the east half of the NW 1/4 of Section 25-27-2E, described as beginning at the intersection of the south row line of U.S. Highway 54 and the East line of said east half of NW 1/4, thence south along the east line of said east half of NW 1/4, 365 feet; thence west parallel with the south line of said U.S. Highway 54, 130 feet; thence north to the south line of said U.S. Highway 54; thence east along the south line of said Highway 54, 130 feet to the point of beginning. Generally located on the south side of Kellogg, 1/2 mile east of 143rd Street East.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

Kansas Gas and Electric is requesting a special permit under Section 11.F. of the County Zoning Resolution in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.

Subject property is located on the south side of U.S. 54 Highway approximately 1/2 mile east of 143rd Street East and is being platted as a part of Springdale East 2nd Addition.

The applicant has submitted a site plan with the application which indicates the location of proposed facilities on the site. A letter submitted with the application indicates that a six foot chain link fence with one foot of stranded barbed wire is proposed on the east side of the substation which abuts a KG&E easement and is screened by an existing hedgerow. The fence on the remainder of the site would be a solid screen type of more decorative design.

2. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval:

- A. Platting of subject property within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed.
- B. A minimum 8-foot solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south and west, said wall on the north being placed not closer than 35 feet from the north property line. A 6-foot high chain link fence with one foot of stranded barb wire, being constructed on the east property line to within 35 feet of the north property line.
- C. The front 35 foot setback area shall be planted and maintained with trees, grass and shrubs.
- D. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

- E. The existing hedgerow along the east property line shall be retained and maintained in such a manner as to not constitute a traffic hazard.

GALBRAITH stated that the staff recommended approval of the request subject to the recommended conditions.

TIM RICHARDS, Assistant Manager, KG&E Company, was present to represent the Company.

There was no one present in opposition to the request.

MOTION: Having considered the factors as contained in Policy Statement No. 10; the character of the area; I move that we recommend to the governing body that this special permit request be approved subject to the following conditions:

- a. Recording of the associated plat of Springdale East 2nd Addition within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed.
- b. A minimum 8-foot solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south and west, said wall on the north being placed not closer than 35 feet from the north property line. A 6-foot high chain link fence with one foot of stranded barb wire, being constructed on the east property line to within 35 feet of the north property line.
- c. The front 35-foot setback area shall be planted and maintained with trees, grass and shrubs.
- d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.
- e. The existing hedgerow along the east property line shall be retained and maintained in such a manner as to not constitute a traffic hazard.

Bayouth moved, Gardner seconded and it carried unanimously. Hennessy and Jones were absent. One vacancy.

May 23, 1980

Mr. Tim Richards
Assistant Manager
KG&E Company
P. O. Box 208
Wichita, Kansas 67201

Re: DR 80-9 Special Permit

Dear Mr. Richards:

At its regular meeting on May 22, 1980, the Metropolitan Area Planning Commission considered the above-captioned special permit request. The action of the Planning Commission was to recommend approval of this special permit request subject to the following conditions:

- a. Recording the associated plat of Springdale East 2nd Addition within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed.
- b. A minimum 8-foot solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south and west, said wall on the north being placed not closer than 35 feet from the north property line. A 6-foot high chain link fence with one foot of stranded barb wire, being constructed on the east property line to within 35 feet of the north property line.
- c. The front 35 foot setback area shall be planted and maintained with trees, grass and shrubs.

- d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.
- e. The existing hedgerow along the east property line shall be retained and maintained in such a manner as to not constitute a traffic hazard.

This matter will be forwarded to the Board of County Commissioners for consideration at 9:00 a.m., on Wednesday, June 18, 1980, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Syd Werbin, County Zoning Officer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-22-80

Case No. DR 80-9

Request: Special Permit

Location: South side of Kellogg 1/2 mile east of 143rd Street East

Reason: Kansas Gas and Electric Substation

Acres: 0.94

Size: 130' x 315'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

Necessary street right-of-way to be acquired at the time of plattin

Platted: Being platted as a part of Springdale East 2nd Addition.

History: SCZ-0440 "R-1" to "AA" MAPC 10-25-79 Approve
BCOC 11-21-79 Approve

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

Kansas Gas and Electric is requesting a special permit under Section 11.F. of the County Zoning Resolution in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.

Subject property is located on the south side of U.S. 54 Highway approximately 1/2 mile east of 143rd Street East and is being platted as a part of Springdale East 2nd Addition.

The applicant has submitted a site plan with the application which indicates the location of proposed facilities on the site. A letter submitted with the application indicates that a six foot chain link fence with one foot of stranded barbed wire is proposed on the east side of the substation which abuts a KG&E easement and is screened by an existing hedgerow. The fence on the remainder of the site would be a solid screen type of more decorative design.

Page 2
DR 80-9
MPC AGENDA
4-22-80

2. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval:
 - A. Platting of subject property within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed.
 - B. A minimum 8-foot solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south and west, said wall on the north being placed not closer than 35 feet from the north property line. A 6-foot high chain link fence with one foot of stranded barbed wire, being constructed on the east property line to within 35 feet of the north property line.
 - C. The front 35 foot setback area shall be planted and maintained with trees, grass and shrubs.
 - D. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.
 - E. The existing hedgerow along the east property line shall be retained and maintained in such a manner as to not constitute a traffic hazard.

DR 80-9 -6 - "Notice to Adjoining Property Owners" mailed 5-8-80 for
the MAPC Meeting for 5-22-80
1 to Joe Freeman, Acting Director - County Dept. of Pub. Works
1 (including map) to Karen Crook
-

8 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

May 8, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 22, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider the following application. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 80-9

Request for a Special Permit for the Construction
of an Electrical Substation

A tract of land in the east half of the NW $\frac{1}{4}$ of Section 25-27-2E, described as beginning at the intersection of the south row line of U.S. Highway 54 and the East line of said east half of NW $\frac{1}{4}$, thence south along the east line of said east half of NW $\frac{1}{4}$, 365 feet, thence west parallel with the south line of said U.S. Highway 54, 130 feet, thence north to the south line of said U.S. Highway 54, thence east along the south line of said Highway 54, 130 feet to the point of beginning. Generally located on the south side of Kellogg, 1/2 mile east of I43rd Street East.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

(Book 3; 6-14-D)

6446
25
275
2E



KANSAS GAS AND ELECTRIC COMPANY

May 2, 1980

TIM RICHARDS
ASSISTANT MANAGER - WICHITA REGION

DR 80-9

Jack Galbraith
Chief Planner
Metropolitan Area Planning Dept.
455 North Main
Wichita, Kansas 67202

Re: Springdale Substation

Dear Mr. Galbraith:

KG&E has purchased land on East Kellogg (U.S. 54) for a new substation. This site, to be known as Springdale Substation, is included in the plat of Springdale East 2nd Addition, and is located one-half mile east of 143rd Street East on the south side of Kellogg.

This will be a 69 to 12 KV substation and an integral part of our distribution system in east Wichita and Sedgwick County.

Our preliminary plans for this site call for a six foot chain link fence topped with one foot of stranded barbed wire on the east side of the substation which abuts a KG&E easement and is screened by an existing hedgerow. The fence on the remainder of the site would be a solid screen type of more decorative design. The area of our property surrounding the substation would be planted, landscaped and developed in an appropriate manner as the adjacent subdivision develops.

Enclosed is an ownership list of the properties located within 1,000 feet of the site, along with five (5) copies of site plan of the proposed substation development.

Please consider this letter as a request for consideration and approval of a conditional use permit under the present zoning for a substation at this location. Should you have any questions, please call me at 261-6325. I appreciate your assistance in this matter.

Sincerely,

TR:kk

Enclosures

OWNERSHIP LIST

Tract	Property Owner
A tract of land in the east half of the NW $\frac{1}{2}$ of Section 25-27-2E, described as beginning at the intersection of the south row line of U. S. Highway 54, and the east line of said east half of NW $\frac{1}{2}$, thence south along the east line of said east half of NW $\frac{1}{2}$, 365 feet, thence west parallel with the south line of said U.S. Highway 54, 130 feet thence north to the south line of said U.S. Highway 54, thence east along the south line of said Highway 54, 130 feet to pob.	✓ Kansas Gas & Electric Co. 201 North Market 67202
The east half of the NW $\frac{1}{2}$ of Section 25-27-2E except that portion platted as Springdale East and except above described tract conveyed to Kansas Gas & Electric	✓ Springdale Developers Inc. 732 North Topeka 67214
The NE $\frac{1}{2}$ of Section 25-27-2E except: Beg. at the NE corner of said Section, thence west 2637.0 feet to the NW corner of said NE $\frac{1}{2}$, thence south along the west line of said NE $\frac{1}{2}$ 98.5 feet, thence east to a point in the east line of said section, thence north 94.9 feet to the point of beginning	✓ Charles M Stark and Mary Louise Stark 800 Lakewood 67230
The East Half of the SW $\frac{1}{2}$ of Section 24-27-2E	✓ Kenneth J. Wagnon 14802 East Kellogg 67230
The SW $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 24-27-2E	✓ The 160 Land Company Box 18488 - 672-18 250 North Rock Road, Suite 325 67206
lots 1,2 and 3 Block 2	Springdale East ✓ M & R Inc. 851 North West Street 67203

returned - no other address X Returned

25-27-2E
Book 3
G-14-D

N
S
E
W } R-1

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 1000 foot radius of: A tract of land in the east half of the NW $\frac{1}{4}$ of Section 25-27-2E, described as beginning at the intersection of the south row line of U. S. Highway 54 and the East line of said east half of NW $\frac{1}{4}$, thence south along the east line of said east half of NW $\frac{1}{4}$, 365 feet, thence west parallel with the south line of said U.S. Highway 54, 130 feet, thence north to the south line of said U.S. Highway 54, thence east along the south line of said Highway 54, 130 feet to the point of beginning

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 7th day of November, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Sable

Vice President

Order No. 283107
wh

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

May 8, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

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Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

DR 80-9

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

*Read 5-22-80
date of meeting*

Important! Notice of Meeting Enclosed

B&C 6-18-80

NOT DELIVERABLE AS ADDRESSEE
NO FORWARDING ORDER ON FILE
SOUTHEAST

THE 160 LAND COMPANY
~~BOX 18488~~
WICHITA, KS. 67218

no other address

*Wrong
Address*

*Not Box 18358
Return to sender*



**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 20-21 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

Dd 80-9

WICHITA - SEDGWICK COUNTY
W S C

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
45E NORTH MAIN STREET
WICHITA, KANSAS 67202
NO ADDRESS

Notice of Meeting

✓
Tray Box 18488 - 67218

THE 160 LAND COMPANY
250 NORTH ROCK ROAD, SUITE 325
WICHITA KS 67206

WICHITA, KS
MAY 5
PM
1980

no other address

WICHITA, KANSAS
-MAY-080
15
PB 55572

0610
GT

115'-0

Prop. Line

163'

15' Diag Setback Line

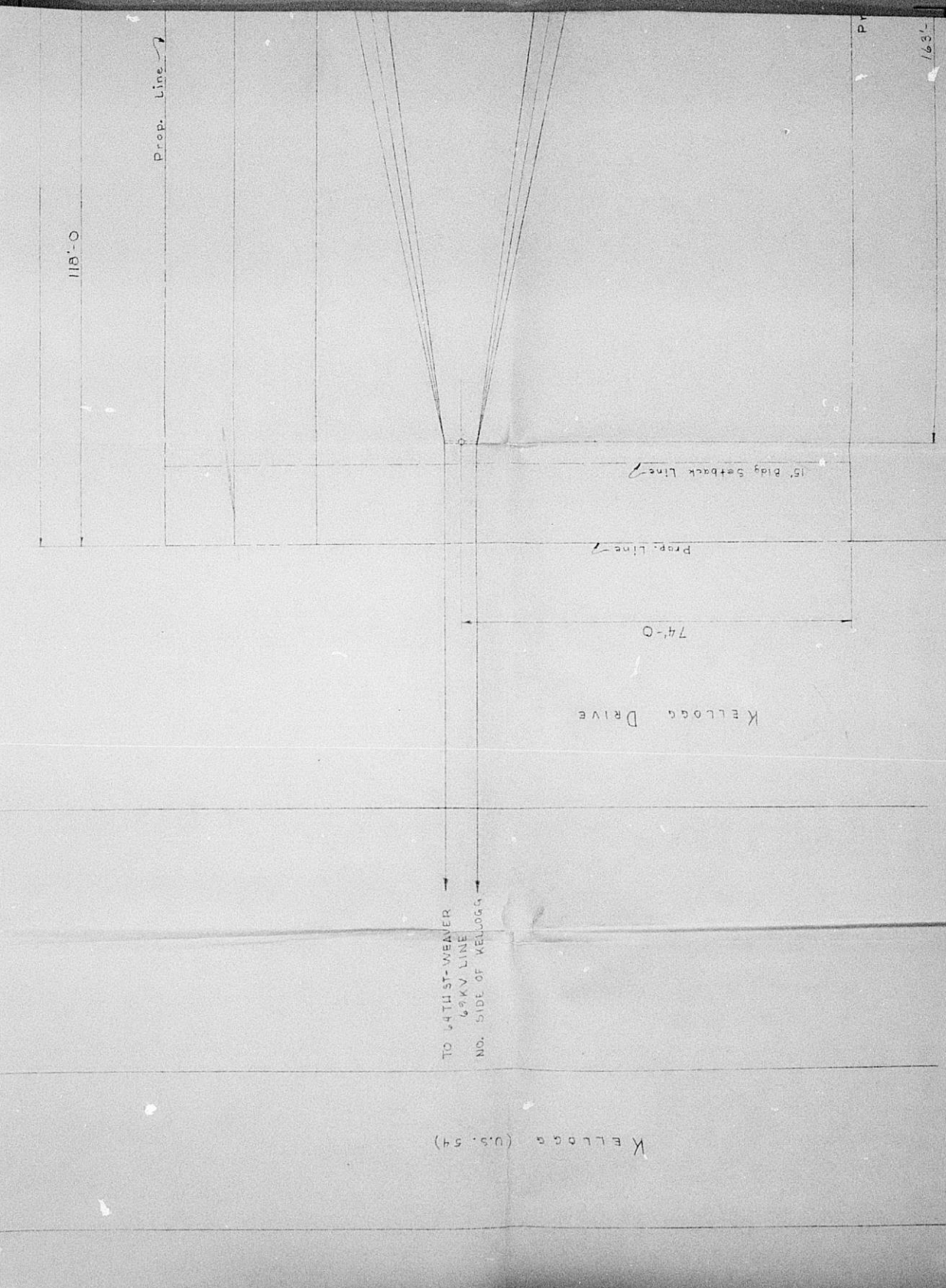
Prop. Line

74'-0

Kellogg Drive

TO JUST-WEAVER
69KV LINE
NO. SIDE OF KELLOGG

Kellogg (U.S. 54)



315'-0"

65'-0"

10'-0"

10'-0"

14'-0"

14'-0"

13'-0"

33'-0"

57'-0"

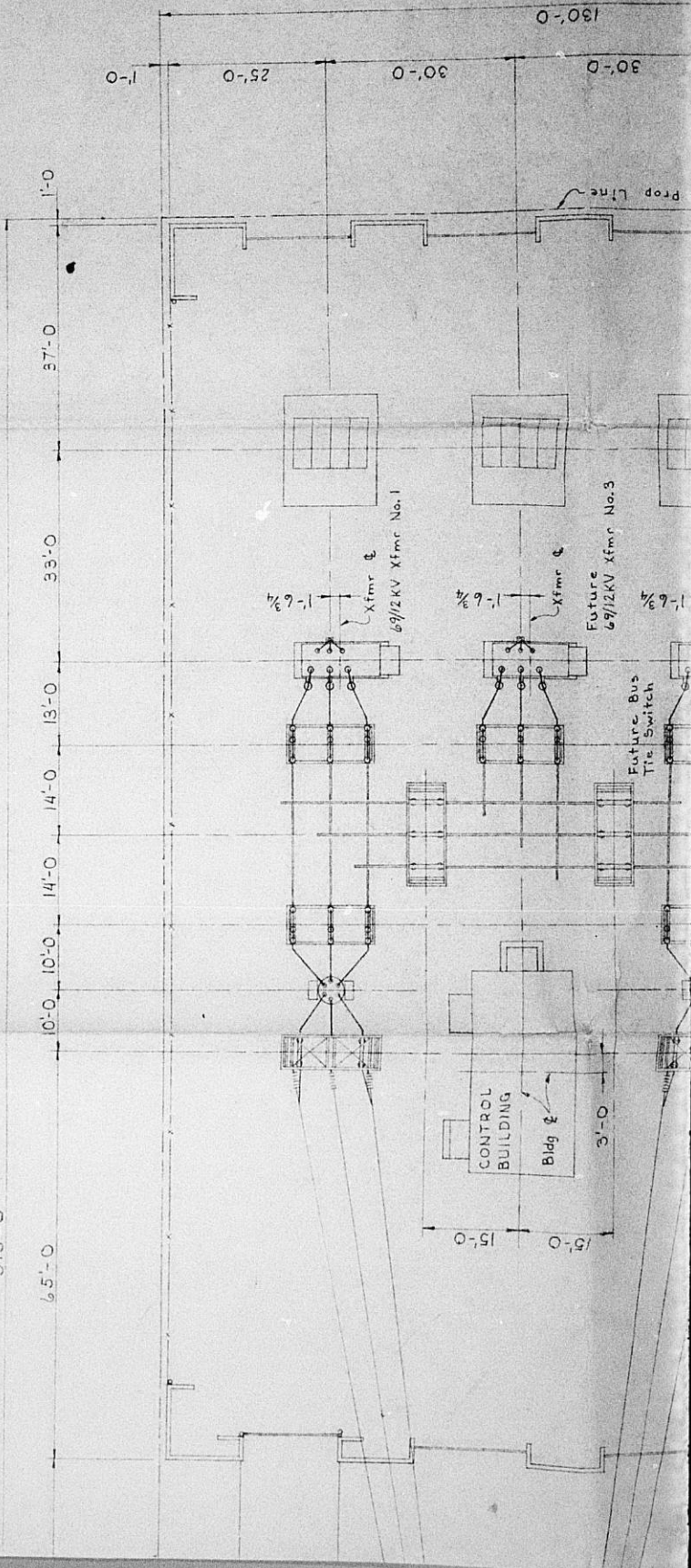
1'-0"

1'-0"

25'-0"

30'-0"

130'-0"



Office Copy

